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# Title Insurance and Trust Company

433 SOUTH SPRING STREET • LOS ANGELES 24,  
MADISON 6-2411

October 19, 1954

Shell Oil Company  
1003 W. 6th Street  
Los Angeles 14, California

Attn: Mr. Merle Howells

**IMPORTANT**  
When replying refer to  
Our No. 4164965 SB

Your No.

The following is a report on the title to the land described in your application for a Policy of Title Insurance, and is made without liability and without obligation to issue such policy.

Dated as of October 5, 1954 at 7:30 a.m.

*S. Bergman*  
S. Bergman

RECONSTRUCTION FINANCE CORPORATION, a corporation, created by  
and existing by virtue of an Act of Congress of the United  
States of America, as to Parcels 1 and 2;

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body politic and  
corporation, as to Parcel 3; and in

DOMINQUEZ ESTATE COMPANY, a corporation, as to parcel 4.

**EXCEPTIONS:**

1. General and special county taxes for the fiscal year 1954-1955, a lien not yet payable.
2. Easements for the construction, cleaning and repair of canjon, ditches, flumes, pipes or other water conduits, for water for irrigation or domestic purposes, as provided by the final decree of partition had in Case No. 3284 of the Superior Court, in and for the county of Los Angeles.
3. An easement and right of way for the construction, re-construction, inspection, maintenance and repair of protection works for the purpose of confining the water of Nigger Slough in a single channel and for the purpose of establishing an official channel to carry the water of said stream in a definite course, over that portion of said land included within a strip of land 100 feet wide, as granted and described in deed to Los Angeles County Flood Control District, recorded in Book 6505 page 44, Official Records, and in deed recorded in Book 7083 page 105, Official Records.
4. An easement affecting Parcels 1, 2 and 4 for the purpose of constructing and maintaining a pipe line for water distribution system upon, over, under and across said land, as

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In addition to any exceptions shown herein, and not cleared, the policy if issued will contain stipulations and also exceptions as to matters outside its coverage which are required by the particular form.

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granted to Dominguez Water Company, by deed recorded in book 1515 page 205, Official Records.

5. An unrecorded assignment affecting Parcel 4, in favor of John N. Kents, Jr., of 1 per cent overriding royalty on any production obtained from lands included in oil lease recorded July 22, 1948 as Instrument No. 1840 in book 27803 page 244, Official Records, as disclosed by assignment of said oil lease, recorded January 5, 1950 in book 31889 page 337, Official Records.

It cannot be determined from the records if said royalty interest is a land owners royalty interest, or a lessors royalty interest.

6. An easement affecting Parcel 1, for pole lines and incidental purposes, as granted to Southern California Edison Company, a corporation, by deed recorded September 15, 1950 in book 34309 page 129, Official Records, over:

A strip of land 10 feet in width lying within that certain portion of the rear property allotted to Guadalupe Marcelina Dominguez by final decree in partition in that certain Los Angeles County Superior Court, Case No. 3284, said portion is shown as Parcel 2 on Licensed surveyor's map filed in book 53 page 30 of Record of Surveys, which portion is more particularly described in that certain deed to the grantors herein, recorded January 29, 1912 in book 4883 page 11 of Deeds, the center line of said strip is described as follows:

Beginning at an existing Southern California Edison Company pole No. 85804 E, located on or near the westerly line of Avalon Boulevard, as now established, 120 feet in width, distant southerly on said westerly line approximately 5710 feet from the southerly line of Victoria Street, as now established; thence westerly approximately 600 feet to a point approximately 5730 feet, measured at right angles from said southerly line,

7. The right to utilize, maintain, replace, and without obligation so to do, to remove its existing drainage pipe, which traverses said Parcel 3, until such time as Dominguez channel is finally relocated and completed, as reserved by Reconstruction Finance Corporation, a corporation, recorded September 21, 1954 in book 45038 page 188, Official Records.

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DESCRIPTION

Parcel 1:

Those portions of the 477.81 acre tract allotted to Maria De Los Reyes Dominguez and of the 327.07 acre tract allotted to Guadalupe M. Dominguez in the partition of the Rancho San Pedro, as per Superior Court, Case No. 3284, Records of Los Angeles County, located in unincorporated territory of the county of Los Angeles, state of California, described as a whole as follows:

Beginning at the point of intersection of the center line of Knox Street, 50 feet in width, with the semi-tangent of the curved center line of Main Street, 80 feet in width; thence along said semi-tangent, North  $35^{\circ} 07' 32''$  East 2.03 feet; thence South  $80^{\circ} 04' 00''$  East 44.35 feet to a point in the easterly curved line of Main Street, said last mentioned point being the true point of beginning of this description; thence South  $80^{\circ} 04' 00''$  East 316.86 feet to the beginning of a tangent curve concave to the north and having a radius of 299.21 feet; thence easterly along said last mentioned curve, a distance of 154.87 feet; thence tangent to said curve, North  $68^{\circ} 50' 00''$  East 405.85 feet to a point in a curve concave to the south, and having a radius of 1146.21 feet, a radial line from said last mentioned point bearing South  $25^{\circ} 11' 12''$  East; thence westerly along said last mentioned curve, a distance of 372.47 feet to the beginning of a reverse curve concave to the north, and having a radius of 539.34 feet, a radial line from the beginning of said reverse curve, bearing North  $6^{\circ} 33' 16''$  East; thence westerly along said reverse curve, a distance of 259.21 feet; thence tangent to said reverse curve, North  $5^{\circ} 52' 30''$  West 20.51 feet to the easterly line of Main Street, 80 feet in width; thence along said easterly line of Main Street, South  $35^{\circ} 07' 30''$  West 355.59 feet to the beginning of a tangent curve in said easterly line of Main Street, concave to the east and having a radius of 1392.69 feet; thence southwesterly along said last mentioned curve, a distance of 18.97 feet to the true point of beginning of this description, a radial line from said true point of beginning, bearing South  $55^{\circ} 39' 20''$  East;

EXCEPTING therefrom that portion thereof within a strip of land 225.00 feet wide, lying 112.50 feet on each side of the following described line:

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Beginning at a point in the southwesterly prolongation of the center line of Main Street, 80.00 feet wide, as established by the county survey of said county and shown on the county surveyors Map No. 8718 on file in the office of said surveys, distant thereon South  $35^{\circ} 11' 34''$  West 235.23 feet from the intersection at Station 286 plus 24.87 feet, with the southerly prolongation of the center line of Broadway 100.00 feet wide, as shown on said county surveys map No. 8718; thence from said point of beginning, South  $32^{\circ} 32' 31''$  East 97.56 feet to the beginning of a tangent curve concave to the northeast and having a radius of 3,000.00 feet; thence southeasterly along said curve 773.33 feet; thence tangent to said curve, South  $47^{\circ} 18' 41''$  East 2711.87 feet, more or less, to the beginning of a tangent curve concave to the southwest and having a radius of 3000.00 feet, said last mentioned curve also being tangent to a line which is parallel to and 112.50 feet northeasterly measured at right angles from the northeasterly side line of that strip of land, 100.00 feet wide, conveyed to the city of Los Angeles by deed recorded in book 19574 page 48, Official Records, thence from said last mentioned beginning of a curve southeasterly along said last mentioned curve 424.84 feet to said point of tangency with said line which is parallel to said 100.00 foot strip of land conveyed to the city of Los Angeles; thence from said last mentioned point of tangency and along said parallel line, South  $39^{\circ} 11' 51''$  East 252 feet more or less, to the southerly line of the above mentioned 852.37 acre tract allotted to Guadalupe Marcelin Dominguez.

ALSO EXCEPT from said Parcel 1 - (\* to \*) in Parcel 3, Page 6.  
PARCEL 21

All uranium, thorium and all other materials determined pursuant to Section 5 (B) (1) of the Atomic Energy Act of 1946 (40 Stat. 761) to be peculiarly essential to the production of fissionable material, contained in whatever concentration in deposits in that portion of that parcel of land in the 477.81 acre tract allotted to Maria De Los Reyes Dominguez, and of the 327.64 acre tract allotted to Guadalupe M. Dominguez, both tracts being included in the partition of a part of the Rancho San Pedro as shown on map filed in Case No. 3284 of the Superior Court of the State of California, in and for the county of Los Angeles, by deed recorded in book 22618 page 351, Official Records, within a strip of land 225.00 feet wide, lying 112.50 feet on each side of the following described line:

Beginning at a point in the southwesterly prolongation of the

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center line of Main Street, 85.00 feet wide, as established by the county survey of said county and shown on county surveyor's map No. 8715 on file in the office of said surveyor, distant thereon South  $35^{\circ} 11' 34''$  West 255.23 feet from the intersection of the center line of Broadway 100.00 feet wide, as shown on said county surveyor's Map No. 8718; thence from said point of beginning South  $32^{\circ} 32' 31''$  East 27.55 feet to the beginning of a tangent curve concave to the northeast and having a radius of 200.00 feet; thence southwesterly along said curve 775.33 feet; thence tangent to said curve South  $47^{\circ} 10' 31''$  East 271.00 feet, more or less, to the beginning of a tangent curve concave to the southwest and having a radius of 200.00 feet; thence along said curve also being tangent to a line which is parallel to the 112.50 feet northwesterly, measured at right angles. From the northwesterly side line of that strip of land, 100.00 feet wide, conveyed to the city of Los Angeles by deed recorded in Book 1157 - page 48, Office of Records; thence from said last mentioned beginning of a curve southwesterly along said last mentioned curve 22.80 feet to said point of tangency with said line which is parallel to said 100.00 feet strip of land conveyed to the city of Los Angeles; thence from said last mentioned point of tangency north along said parallel line, South  $39^{\circ} 11' 31''$  East 222.00 feet, more or less, to the southerly line of the above mentioned 224.87 acre tract allotted to Guadalupe Marcelino de la Fuente.

PARCEL 34

This portion of that parcel of land in the 77.81 acre tract allotted to Manuel de la Fuente Dominguez and of the 327.00 acre tract allotted to Guadalupe M. Dominguez, both tracts being included in the partition of a part of the Rancho de Pedro as shown on map filed in Case No. 3244 of the Superior Court of the State of California, in and for the county of Los Angeles, by deed recorded in Book 42018 page 351, Office of Records, within a strip of land 225.00 feet wide, lying 112.50 feet on each side of the following described line:

Beginning at a point in the northwesterly prolongation of the center line of Main Street, 85.00 feet wide, as established by the county survey of said county and shown on county surveyor's map No. 8715 on file in the office of said surveyor, distant thereon South  $35^{\circ} 11' 34''$  West 255.23 feet from the intersection, at Station 23, plus 24.87 feet with the southerly prolongation of the center line of Broadway 100.00 feet wide,

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### DESCRIPTION

That portion of lot 115, Tract 4671, in the city of Los Angeles, county of Los Angeles, state of California, as per map recorded in book 56 pages 30 and 31 of Maps, in the office of the county recorder of said county, within a strip of land 225 feet wide, lying 112.50 feet on each side of the following described line and its southeasterly prolongation:

Beginning at a point in the center line of 190th Street, 66 feet wide, as shown on said map, distant thereon South  $61^{\circ} 55' 44''$  West 832.27 feet from the northerly prolongation of the center line of Figueroa Street, 50 feet wide, as shown on said map of Tract 4671, said point of beginning being also on a curve concave to the southwest and having a radius of 800.00 feet, a radial line through said point of beginning having a bearing of South  $52^{\circ} 12' 24''$  West; thence southeasterly along said curve, 73.48 feet; thence tangent to said curve, South  $32^{\circ} 31' 50''$  East 2769.78 feet to a point in the center line of Main Street, 80 feet wide, as said last mentioned center line was established by the County Surveyor of said county, and shown on County Surveyor's Map No. 8718, Sheet B, on file in the office of said surveyor, distant thereon South  $35^{\circ} 12' 07''$  West 235.23 feet from the intersection with the southerly prolongation of the center line of Broadway, 100 feet wide, as said intersection was established by said county surveyor and shown as Station 266 + 24.87 on said county surveyor's map.

Reference is made to County Surveyor's Map No. B-1671, Sheet 11, on file in the office of said surveyor.

EXCEPTING therefrom the oil, gas and hydrocarbon substances underlying said land that are owned by the grantor, or to which it is entitled;

ALSO EXCEPTING all uranium, thorium, and all other materials determined pursuant to Sec. 5(B) (1) of the Atomic Energy Act of 1946 (60 Stat. 761) to be peculiarly essential to the production of fissionable material, contained, in whatever concentration, in deposits in the said land as reserved for the use of the United States of America, together with the right of the United States, through its authorized agents or

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representatives at any time, to enter upon the land and prospect for, mine and remove the same, making just compensation for any damage or injury occasioned thereby, as reserved by Reconstruction Finance Corporation, a corporation, in deed recorded July 18, 1952 in book 39412 page 166, Official Records.

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POOR LEGIBILITY

ONE OR MORE PAGES IN THIS DOCUMENT ARE DIFFICULT TO READ  
DUE TO THE QUALITY OF THE ORIGINAL